

003.A

Map

0002

Block

0007.7

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 771,600 /

USE VALUE: 771,600 /

ASSESSed: 771,600 /

Total Card /

Total Parcel

771,600

771,600

771,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5-7		MELROSE ST, ARLINGTON

OWNERSHIP

Owner 1:	WASNEY DARREN T
Owner 2:	GOGAN-TILSTONE ELEANOR R
Owner 3:	
Street 1:	7 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	WEN PATRICK -
Owner 2:	RADAKRISHNAN SHARMINI -
Street 1:	7 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 2450 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8003												G10				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	767,700	3,900		771,600
Total Card	0.000	767,700	3,900		771,600
Total Parcel	0.000	767,700	3,900		771,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	314.94	/Parcel:	314.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	756,300	3900	.		760,200	760,200	Year End Roll	12/18/2019
2019	102	FV	661,700	4100	.		665,800	665,800	Year End Roll	1/3/2019
2018	102	FV	586,600	4100	.		590,700	590,700	Year End Roll	12/20/2017
2017	102	FV	474,700	4100	.		478,800	478,800	Year End Roll	1/3/2017
2016	102	FV	475,100	4100	.		479,200	479,200	Year End	1/4/2016
2015	102	FV	440,200	4200	.		444,400	444,400	Year End Roll	12/11/2014
2014	102	FV	420,800	4200	.		425,000	425,000	Year End Roll	12/16/2013
2013	102	FV	411,900	4200	.		416,100	416,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEN PATRICK,	157-71	2	3/27/2020		955,000	No	No		
TYSK SHANE M,	139-140		5/23/2016		680,000	No	No		
RUSSO JOSEPH N	107-102		5/1/2009		430,000	No	No		
RUSSO JOSEPH N,	37-15		12/23/2008	Family		No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2018	808	New Wind	10,965	C				
6/17/2014	679	Redo Kit	24,700					
5/28/2013	746	Manual	20,000	C				
6/22/2012	785	Dormers	35,000					ADD DORMER SHELL F

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2017	Measured	DGM	D Mann
4/5/2017	SQ Returned	MM	Mary M
4/30/2014	External Ins	PC	PHIL C
7/17/2013	Info Fm Plan	BR	B Rossignol
6/19/2013	Info Fm Prmt	EMK	Ellen K
6/12/2013	Info Fm Prmt	BR	B Rossignol
7/17/2012	Info Fm Prmt	BR	B Rossignol
8/1/2009	MLS	MM	Mary M
5/4/2009	Measured	163	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

